



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

Minutes for Wednesday, August 6, 2008

- A. Opening Business**
 - B. Comp Plan Amendment Criteria for Review**
 - C. Bylaws**
- Adjournment**

A. Opening Business:

The meeting was called to order at the WSU Learning Center at 6:30 p.m. by Chair Peter Downey. Planning Commission members present were Peter Downey, Tom Brotherton, Barbara Nightingale, Patricia Farmer, Mike Whittaker, Tom Giske, Henry Werch and Bill Miller. Ashley Bullitt was excused.

The DCD staff present were Al Scalf, Planning Director, Joel Peterson, Karen Barrows and Ryan Hunter, Assistant Planners.

Members of the public who signed the guest list were Jim Jackson, Keith Hansen and Robert Jackson.

The minutes for July 16, 2008 were approved as submitted.

Staff Updates:

Al Scalf reported on the 2009 budget which included a handout in the PC packet. The PC is the only advisory board with a budget. He stated there is a lot of competition for general fund revenues in the County. DCD will not fill the two positions next year due to retirement in code enforcement and the building department. They will be adsorbed by other employees working part time at those positions. Chair Downey added that he is concerned about enforcement.

Ryan Hunter gave an update on the Pleasant Harbor Master Planned Resort. He stated that the County has selected ESA Adolfson's team as its preferred consultant for the MPR peer review. ESA Adolfson is the same firm that is working on the County's Shoreline Master Program. We are now negotiating a contract with Adolfson and should have them on board within the next month.

Ryan Hunter gave update on the Comprehensive Flood Hazard Management Plan. He stated that the County held the first advisory committee meeting for the Duckabush and Dosewallips Comprehensive Flood Hazard Management Plan on Thursday, July 31st at the Brinnon Fire Hall. In addition to the advisory committee members, approximately a dozen members of the public attended. The public expressed a great deal of concern about the wash out of the Dosewallips Road and its effect on the river. The next step is work on the existing conditions analysis before bringing a draft of the analysis back to the public and advisory committee for comment.

Joel Peterson gave a handout on the SR 19/20 Corridor Plan Open House that will be held on August 28, 2008 at the Chimacum Creek Primary School.

General discussion followed that included: does the planning horizon conform to the UGA plan timing; the CAO lawsuit; and the implications of the Anacortes lawsuit on the Shoreline Management Act and key points to read on the Clallam County case fact sheet that was in the PC packet.

Karen Barrows reported on the Climate Action Committee (CAC). She stated that the jointly-appointed CAC held its most recent meeting on Wednesday, July 30th. The agenda included a recommendation for adoption of the baseline Jefferson County Carbon Emissions Inventory. The draft is posted online, and it is anticipated that the BoCC and City Council will hold a joint workshop (followed possibly by a joint meeting) in November to consider adopting the Inventory. In addition, the CAC voted to adopt a draft framework for the Work Plan, the instrument which will detail the development of the Climate Action Plan. The next regular CAC meeting will be held at 3:30 p.m. on

Wednesday, August 27th in the Pope Marine Building on Water Street in Port Townsend. Agenda items include forming work groups that will operate during the meeting itself, on the topics of Energy/Stationary Source Emissions, Transportation Emissions, Solid Waste Emissions, and Water and Sewer. There will also be a report on the forecasting and back-casting efforts one member has begun.

Karen Barrows gave an update on the No Shooting Area Review Committee. She stated that the committee will meet on Tuesday August 12th, in Irondale for a tour of the Chimacum Creek No Shooting Area petition lands, and may also, time permitting, tour areas farther south encompassing the proposed UGA, which the BoCC has directed the committee to consider in addition to the existing petition. Two new representative stakeholders will join the committee at its September 9th meeting for the review and possible recommendation on the expansion area.

Chair Downey asked if DCD can give the No Shooting issues to the Health Department where they belong to save money. Al Scaff responded that the BoCC needs to see programs and show reductions. Al Scaff also stated that Public Records Requests used to be about 20 a year and now it is near 200.

Karen Barrows reported on the BMPR. She stated that the legal appeal from Brinnon MPR Opposition and Brinnon Group will be before the Hearings Board on August 25th and 26th.

Chair Downey asked about the CAO appeal dates. Joel Peterson responded that a hearing will be held sometime in October.

Karen Barrows reported on the 2008 CPA Cycle Preliminary Staff Report/SEPA Addendum, and the PC schedule. She stated that Staff anticipates publishing its preliminary report on August 27th, and suggests a special meeting date for the public hearing of Wednesday, September 17, 2008.

Committee Reports:

Commissioner Miller reported on the UGA Committee meeting that was held on July 23. The committee looked at the old code and is working on a recommendation for the Table in 18.18. Another meeting is set for August 27, 2008 at the Jefferson County Library.

Commissioner Miller reported on the SMP workshops held yesterday.

Discussion and comments followed regarding the draft SMP that included: this is a big document, not in "plain talk"; staff draft by mid-September; anticipation of "grandstanding"; the geo duck tour was informative; the SMP held no guidance or help, just regulations; Archeologist requirements are too stringent, more than what the State requires; Chair Downey asked the Commissioners to save their comments because this isn't finished yet.

Commissioner Nightingale reported that WRIA 17 will not meet in August. She also reported on the HAPN presentation from the City Manager and the USDA representative.

Commissioner Whittaker commented on Mining. The Committee had one meeting with no consensus. He stated he requested information from MRSC about buffers and received pages and pages to read. He hopes to meet with staff at some point to discuss.

Public Comment:

Keith Hansen, Beckett Point, commented about his frustration with permitting for a storage shed. He stated no permit is required but would need a Shoreline exemption (JARPA form). He contacted other Counties and they do not have same amount of scrutiny for small sheds and stated it is a waste of time for DCD to spend time on this.

Public Comment period closed.

B. Comp Plan Amendment Criteria for Review:

Al Scalf gave an introduction, read and explained the information that the PC had in their packets on the 2008 CPA review, the Hearing Examiner document and You Be the Judge papers.

Some of the issues discussed included:

- Review of Criteria
- Fresh Start
- Statutory Construction
- Findings of Fact
- Conclusions of Law
- Ex parte Communication
- Hierarchy analogy

Heavy discussion continued regarding procedural due process; Criteria for Review; how to apply GMI's in relation to citations; how to use the material presented and the role of the Planning Commission; the Comp Plan goals and objectives; how the PC is less technical and a policy body; how much should the PC do in terms of homework and that the PC does not have to out plan the Planning Department; reverse growth and old citations.

Public Comment: (continued)

Jim Jackson commented on his Comp Plan Amendment request. The rules are overwhelming and in this research the County has 77% of land in federal and park system. He stated the Comp Plan says that very little land is used for development.

Public comment period closed.

Questions were asked about the review of the 2008 CPA timeline and a possibility of a calendar to be available for the PC to review and follow as a guide.

C. Bylaws:

Commissioner Werch commented that he had mismatched material from the old Bylaws, not the current edition. He stated that Joel Peterson has produced some ideas and Commissioner Werch proposed to prepare packets from the current Bylaws, committee recommendations and Mr. Peterson's recommendations for PC discussion at the next meeting.

Joel Peterson stated that while he honored Commissioner Werch's wish to not discuss the Bylaws tonight but did provide a review about the handout that was in the PC packet.

Commissioner Werch commented that he didn't think the Bylaws committee would need to meet before the next PC meeting and Commissioner Whittaker agreed.

Discussion was held and the PC decided to cancel the meeting on August 20, 2008. The next regularly scheduled meeting will be on September 3, 2008.

Adjournment:

The meeting was adjourned at 9:05 p.m.

Approval of Minutes:

These minutes were approved this _____ day of September, 2008.

Peter Downey, Chair

Jeanie Orr, Secretary